



ENVISION CONCORD BRIDGE TO 2030

Existing Conditions Excerpt from the Envision Concord Public Event – Part 2 Presentation*

October 21, 2017

9:30 AM – 12:00 PM

Concord-Carlisle High School Cafeteria

* Full presentation will be available online after 10/21/17

CivicMoxie™
experts in place

What we are seeing + hearing...

Existing Conditions

- General Demographics
 1. Cultural + Historic Resources
 2. Economic Viability
 3. Housing
 4. Land Use
 5. Mobility
 6. Open Space + Natural Resources
 7. Public Facilities + Infrastructure
 8. Sustainability

General Demographics

A Growing & Older Population

- › 13.4% increase from 2000
- › 2.5% in MA; 6.5% in county
- › Almost 1 in 5 residents is 65 or older
- › 1 in 7 for the county and MA
- › 9% of residents are young adults (ages 20-34)
- › 20% for the county and MA



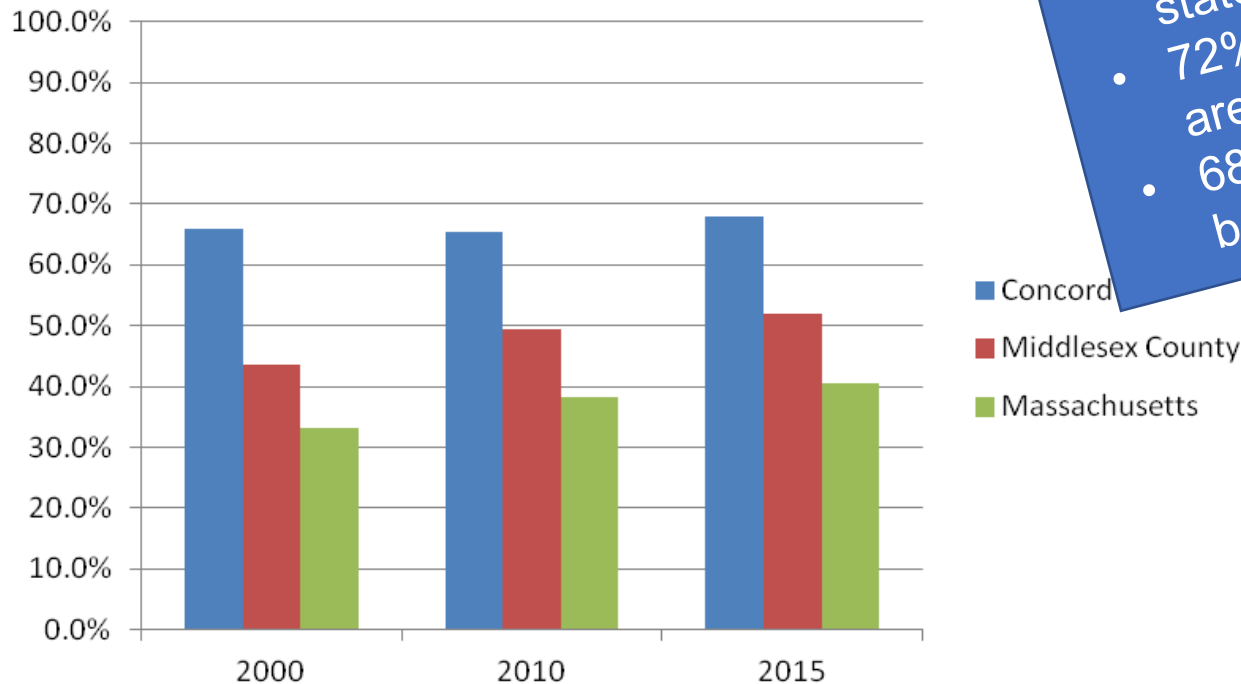
*Based on 2015 ACS data

General Demographics

High Incomes, Well-Educated, Family HH

Part 2

Percent of Residents 25 or Older
with Bachelor's Degree or Higher
Concord, Middlesex County and Massachusetts



- Median income is twice the state level
- 72% of Concord households are families
- 68% of residents have a bachelor's degree or higher

*Based on 2015 ACS data

Cultural + Historic Resources

What can Concord do to honor its history and culture?

“..hold more events that bring people to town. Races, fairs, farmers markets...create a buzz.”

“I love the Umbrella Community Arts Center! So much to see and do! A wonderful cultural resource.”

Cultural + Historic Resources

Significant Resources!

Cultural:

- Chorus, Community Arts Center, Center for Visual Arts, Conservatory, Concord Museum, Concord Youth Theatre, Orchard House, Umbrella, 51 Walden, and much more...



Cultural + Historic Resources

Significant Resources!

Historic:

- Six Historic Districts
- 1635 buildings listed on MACRIS out of a total of 8,374* buildings
- 42 buildings on National Register of Historic Places; + 11 other historic sites
- 2016 Demolition Review Bylaw
- Almost 1 out of every 5 buildings in Concord is listed in the MA Historical Commission database (MACRIS) – relevant to demolition delays



Economic Vitality

Where do you feel appropriate economic development should be focused?

“WEST CONCORD. There are lots of young families, retail space, and convenient access to public transportation. Help make it as visually appealing as main Concord and somehow try to incorporate two parts of town into one.”

Economic Vitality

Eds, Meds, and Entrepreneurs

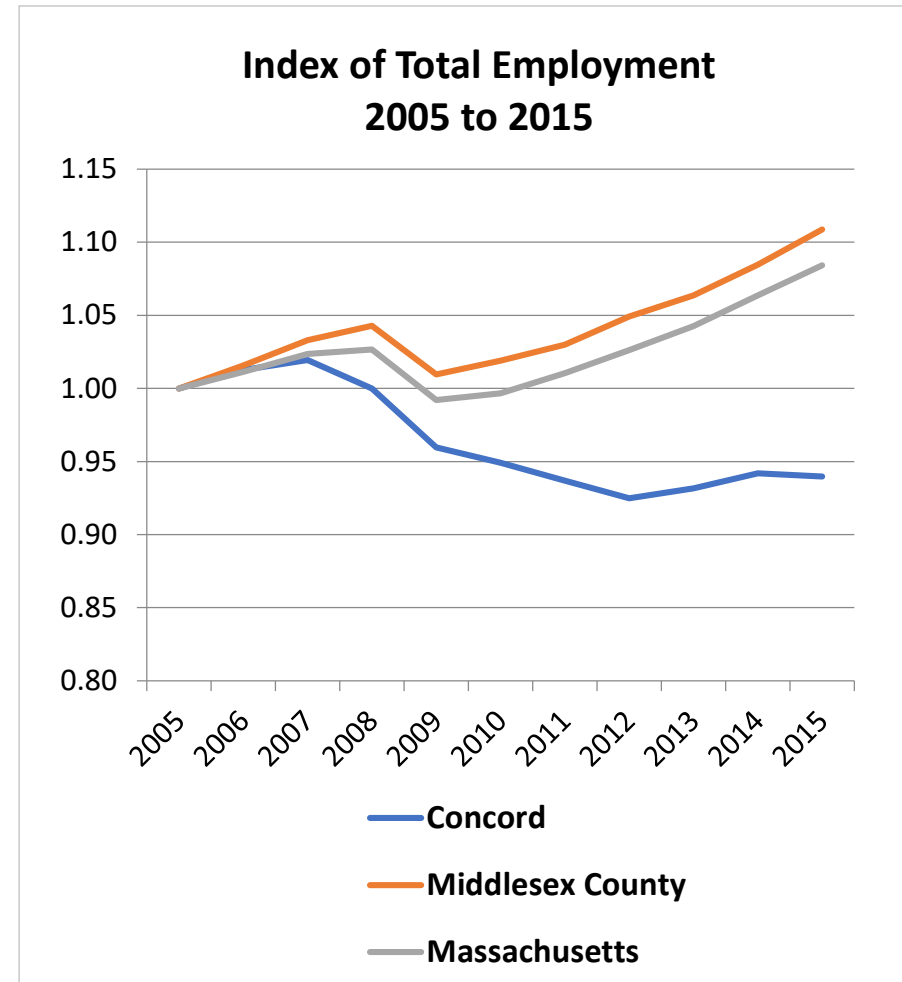
- 960 businesses & 11,807 jobs in 2015
- Health and Education account for 2 in 5 jobs
- 12% self-employment rate (2x that of MA and county)



Economic Vitality

Job Growth Lags the State and County

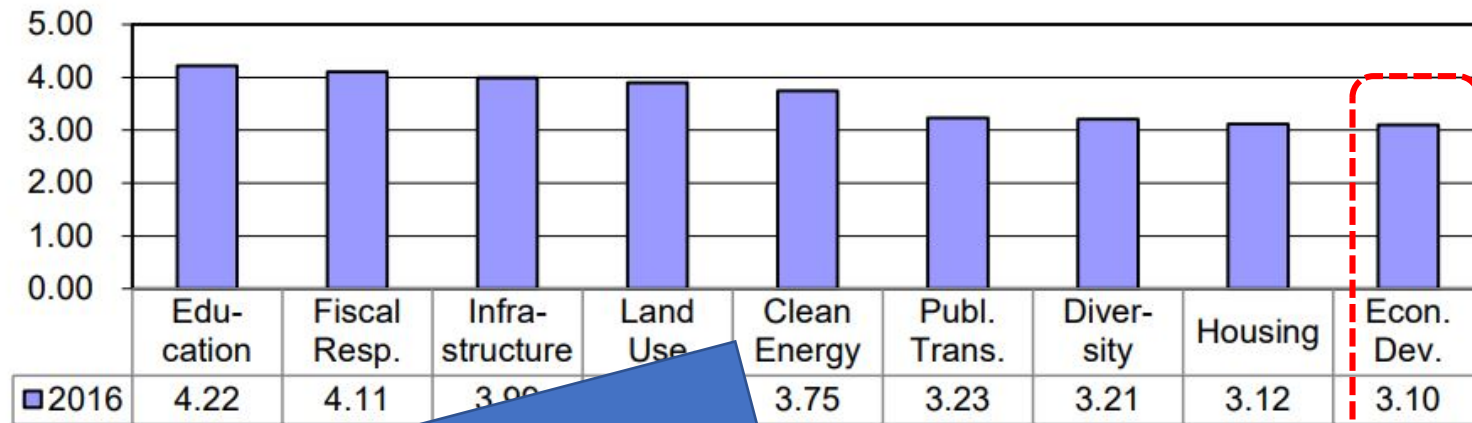
- Concord lost 6% of its job base over the past decade (county grew 11%, MA 8%)
- Concord also lost jobs in key fast growing regional sectors: Education & Health Services and Professional & Business Services
- Most job growth was in leisure and hospitality
- Concord businesses depend on workers from outside the town



Economic Vitality

Ranking of the Most Pressing Issues (Summary of Means)

2016 Town Resident Survey



“Economic Development”
considered least pressing in 2016
Town Resident Survey, but there is
vocalized support for local
businesses

Housing

What kind of housing options would you like to see in your community?

“I think that there needs to be better and more “downsizing” opportunities for long-time Concord residents who would like to continue to live in Town even after they are not able to maintain their own houses.”

Housing



7,000 (approx.) total housing units:

- › 77% single-family units
 - › with approx. 40 accessory units
- › 12% 2-9 unit multi-family
- › 11% 10+ unit multi-family

Senior housing:

- 2 assisted living facilities
- 3 skilled nursing facilities
- 1 independent facility
- 2 55+ single family dwelling developments
- 2 Concord Housing Authority Senior Housing Development

Housing

Part 2

Concord Area Median Income Limits (Boston-Cambridge-Quincy MSA)			
Household Size	80% AMI	100% AMI	120% AMI
1	54,750	72,380	86,856
2	62,550	82,720	99,264
3	70,350	93,060	111,672
4	78,150	103,400	124,080
5	84,450	111,672	134,006
6	90,700	119,944	143,933
7	96,950	128,216	153,859
8	103,200	136,488	163,786

80% AMI figures from HUD; 100% AMI figures from Community Preservation Act; 120% AMI figures adjusted from CPA

Housing

Key Strategies still in progress from 2015 Housing Production Plan:

- Strengthen the Accessory Apartment Bylaw
- Strengthen GFA (Gross Floor Area) bylaw to encourage/preserve smaller homes
- Establish Neighborhood Conservation Districts
- Encourage mixed-use, multi-family redevelopment at Thoreau Street Depot Area and Crosby's Market Area
- Consider adoption of Natural Resources Protection Zoning and Allowing Cohousing
- Create Affordable Assisted Living Units at Junction Village

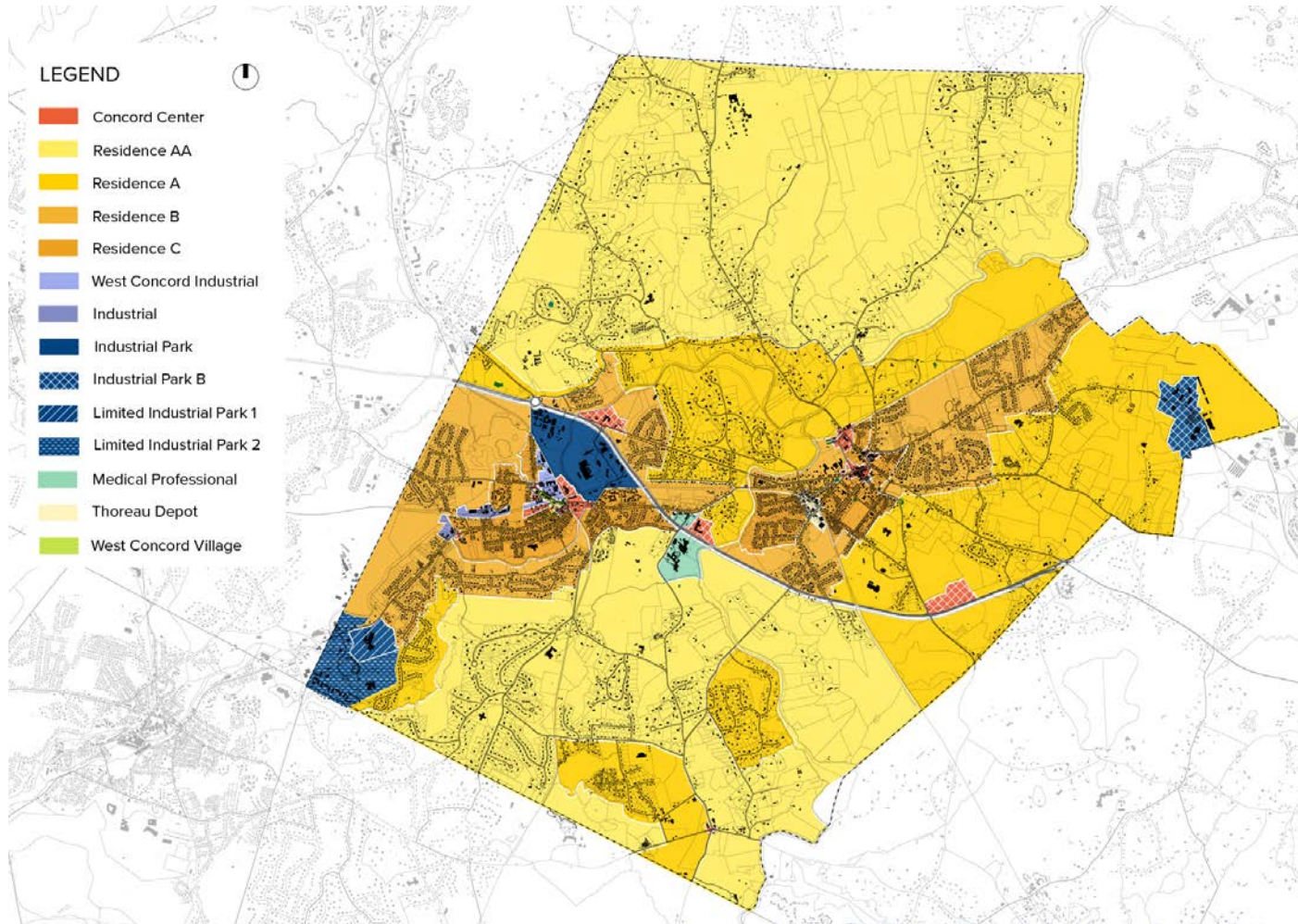


Land Use

“...the ‘landfill area’ could easily be sculpted to support both dryland training and snow covered ‘sprint’ style cross-country skiing which is an Olympic sport and more easily maintained with snow making equipment. This would extend the cross country running course and perhaps even youth mountain biking.”

Land Use

Zoning Map

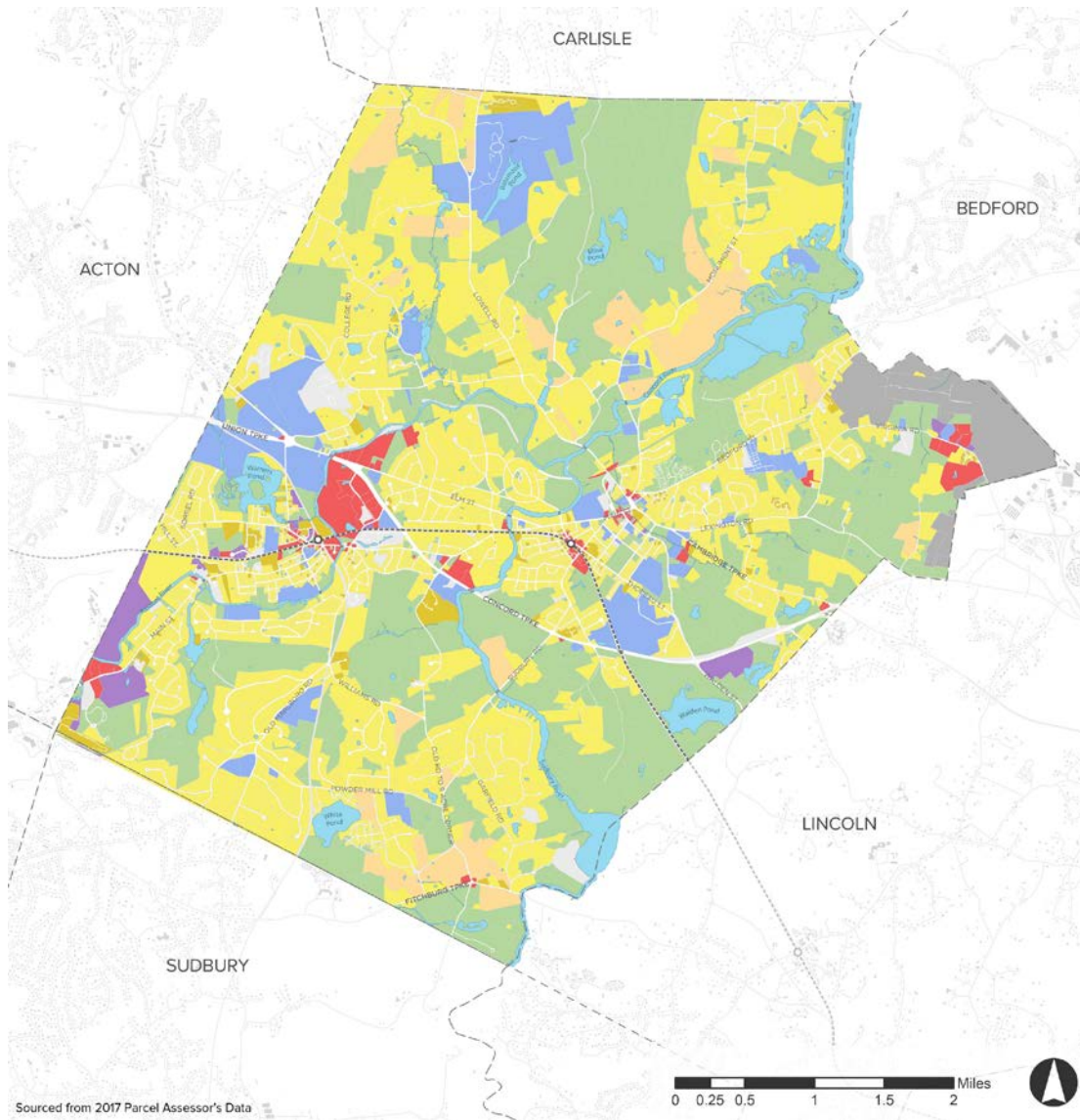


Although almost 95% of town zoned Residential:

- Well under 50% of land used for Residential
- 59% (approx.) Public and Private-Owned Open Space (of which 39% is protected*)

Land Use by Tax Assessment Category*

*Areas used or considered open space are sometimes categorized as other uses that are on the same parcel.



Land Use

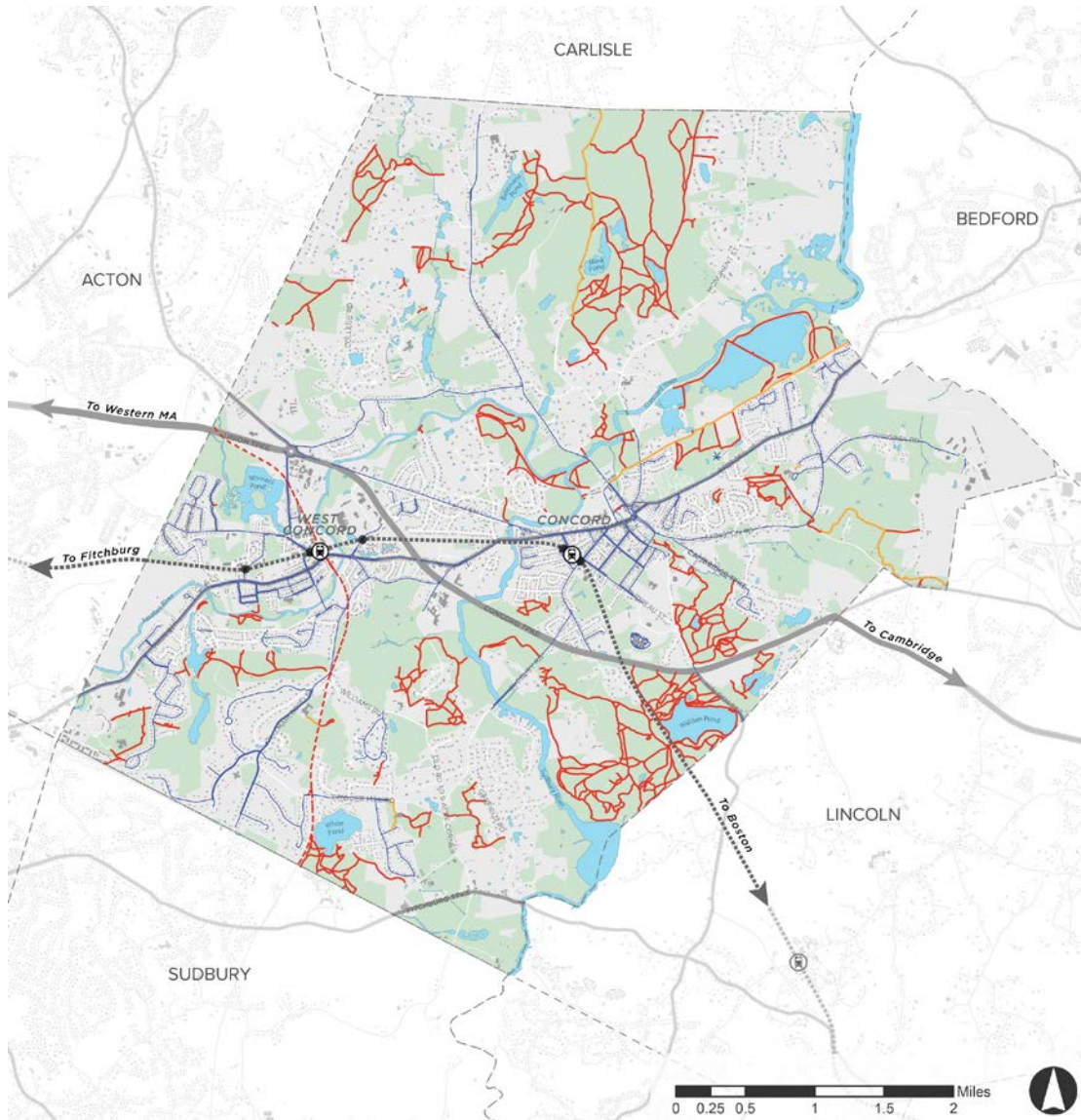
- Residential (Single-family)
- Residential (Multi-family)
- Commercial
- Industrial
- Civic / Institution
- Natural Area / Open Space
- Agricultural / Horticultural
- Hanscom Airforce Base
- Unlabeled / Roads

Mobility/Transportation

“Bike/pedestrian crossing at Route 2, so people can easily travel to both sides of town, especially school-aged kids riding their bikes.”

Mobility / Transportation

Part 2



- Through traffic congestion problem
- Intra-Concord Travel / Traffic
- Expanding mobility options
- Leveraging non-private auto assets

Transportation

- Commuter Rail (Fitchburg Line)
- Route 2 / Concord Turnpike
- Other Major Roads (Class 3)
- Trails
- Planned Bruce Freeman Rail Trail
- Bikeable Trails
- Sidewalks
- Commuter Rail Station
- Railroad Crossing

Mobility / Transportation

Public Transportation

- Main public transit is the Fitchburg commuter rail line stopping at Concord Depot (86 free parking spaces) and West Concord Station (146 spaces at \$4/day)
- 10 bicycle spaces at each station
- Yankee Line, Inc. runs two commuter buses Monday-Friday from Crosby's Supermarket to Copley Center in Boston



Pedestrians and Bicycles

- Concord's streets vary widely throughout the town, so only select roadways can be improved to accommodate Complete Streets



Private Shuttles

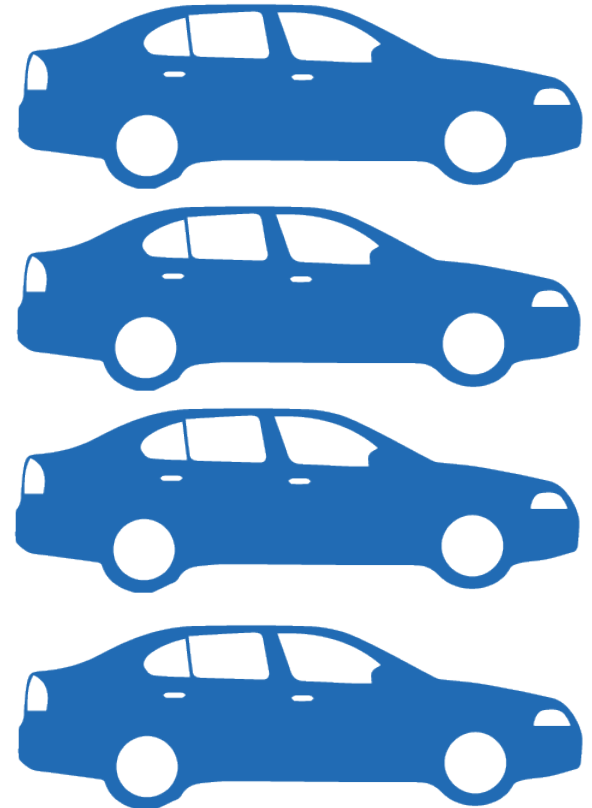
Mobility / Transportation

Traffic and Parking

- In 2013, the roadway network of Routes 2, 62, and 117, and major roads Lowell Road, Elm Street, Cambridge Turnpike, and Lexington Road, while enduring congestion during peak times, functioned acceptably at other times.

2013 Shared Parking Analysis by Nelson\Nygaard for Concord Center and West Concord

- Concord Center Study Area:
 - Supply – Almost 3,900 spaces (46% general access)
 - Demand – Average peak 2,765 spaces
- West Concord Study Area:
 - Supply – About 2,770 spaces (35% general access)
 - Demand – Average peak about 1,750 spaces



Parking needs and traffic challenges have changed in four years...

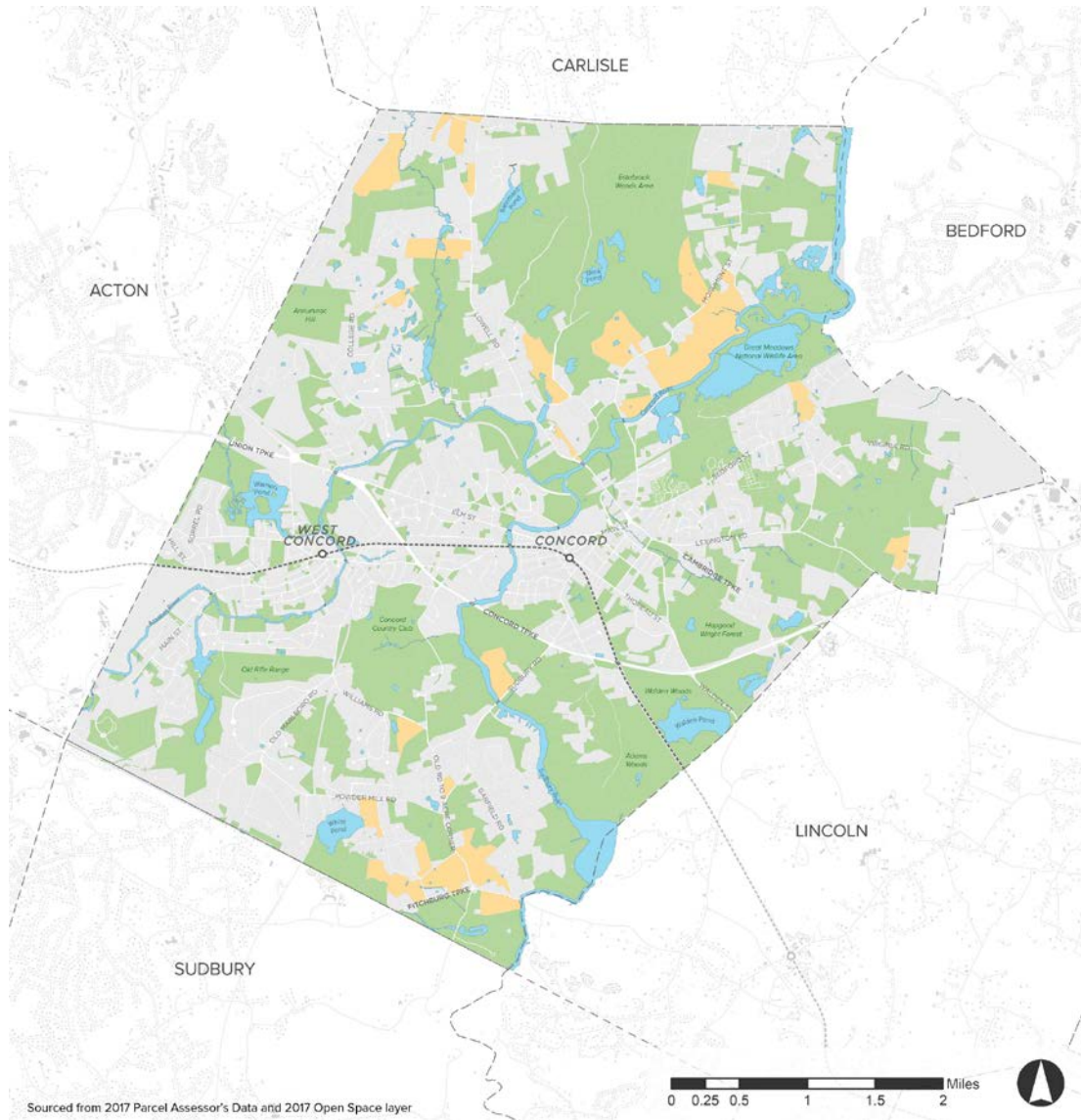
Open Space + Natural Resources

What recreational facilities do you enjoy, and what would help your family stay active?

“The Wild & Scenic Assabet, Sudbury, and Concord Rivers are amazing resources, where you can find peace and quiet and an entirely different world. Good for the body and soul, at any age.”

Open Space + Natural Resources*

Part 2



Open Space + Natural Resources

- Natural Areas
- Agricultural / Horticultural

3 main types of conservation interest:

- Natural areas
- Agricultural areas
- Wildlife habitat and water protection corridors

* Natural areas from Concord GIS 2017 data; Agricultural areas from Concord 2017 Tax Assessor data

Open Space + Natural Resources

Benefits of Concord's Long History of Conservation

- Open Space - 59% of town...not all protected*
- 39% (approx.) of the Open Space is permanently protected*



Major concerns (2015 Open Space Plan):

- Loss of wildlife habitat and fragmentation cause by continuing development and traffic speeds
- Impaired rivers and lakes
- Hazardous materials sites

Public Facilities + Infrastructure

What public facilities do you use most in Concord?

“The libraries! They are beautiful, peaceful, warm in winter and cool in summer, and full of interesting reading and listening material and programs.”

Public Facilities + Infrastructure

Energy/Power

- Concord Municipal Light Plant (CMLP) provides electricity for developed properties in town
- Two solar installations
 - WR Grace Superfund Site (67 Knox Trail Rd)
 - Landfill site (777 Walden St.)



Public Facilities

- New projects:
 - New School Bus Transportation & Maintenance Center (214Y Main St.)
 - 777 Walden St Solar Installation

Public Facilities + Infrastructure

Opportunities for Facility Improvements

- Additional fire station or ambulance service
 - To respond to increased frequency of services for geographically scattered 65+ population
- More environmentally sustainable police facility
 - Allow for larger future capacity of officers
- Need more collaborative spaces for teens and children, particularly after school



Public Facilities + Infrastructure

Wastewater System

- 1/3 (approx.) of developed parcels are connected to sewer system (2003)
- Concord Wastewater Management Plan (CWMP) sewer extension Phase 1 complete
- WWTP currently discharges 80% of permitted capacity

Water System

- 95% (approx.) of developed parcels are connected to centralized drinking water supply system



Sustainability

Where and how do you think Concord can upgrade its sustainability practices?

“I would love curbside compost pick-up (including rental buildings).”

“Be a leader in solar and wind.”

Sustainability

Goals: 25% reduction in GHG emissions by 2020
80% reduction in GHG emissions by 2050



Sustainability

Existing Initiatives

- Solar PV rebates; electric heat weatherization rebates; free home energy audits
- Hybrid vehicles in Town fleet
- BigBelly Trash Compactors
- Concord Solar Farm at capped landfill (777 Walden)
- Water savings rebates
- Retrofit programs for lighting; Discounted HVAC equipment
- Hire Director of Sustainability; Polystyrene Ban Bylaw

Proposed Initiatives

- Zoning legislation to reduce building footprints
- Increase renewables in CMLP portfolio (30% by 2020); adaptation of energy-intensive municipal buildings
- Carbon sequestration

Lots of information to absorb + discuss...



*Come to the event to hear analyses and
have discussions with your neighbors!*

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